123.0	0002	0016.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	2,376,900 / 2,376,900
					USE VALUE:	2,376,900 / 2,376,900
					ASSESSED:	2,376,900 / 2,376,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		GOULD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SULLIVAN KARA
Owner 2:	LINDGREN JOHN LEE
Owner 3:	
Street 1:	25 GOULD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HEAD MARCIA J & -
Owner 2:	MIANO PETER -
Street 1:	25 GOULD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 10,029 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1923, having primarily Wood Shingle Exterior and 6331 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10029.000	1,641,000	22,200	713,700	2,376,900
Total Card	0.230	1,641,000	22,200	713,700	2,376,900
Total Parcel	0.230	1,641,000	22,200	713,700	2,376,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 375.41 | /Parcel: 375.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 79612
GIS Ref:
GIS Ref:
Insp Date: 11/18/17

!9606!

PREVIOUS ASSESSMENT

Parcel ID: 123.0-0002-0016.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	1,638,200	22200	10,029.	713,700	2,374,100	2,374,100	Year End Roll	12/18/2019
2019	101	FV	1,281,000	22500	10,029.	753,300	2,056,800	2,056,800	Year End Roll	1/3/2019
2018	101	FV	1,281,000	22500	10,029.	555,100	1,858,600	1,858,600	Year End Roll	12/20/2017
2017	101	FV	1,281,000	22500	10,029.	531,300	1,834,800	1,834,800	Year End Roll	1/3/2017
2016	101	FV	1,281,000	22500	6,050.	410,200	1,713,700	1,713,700	Year End	1/4/2016
2015	101	FV	1,249,400	22800	6,050.	344,100	1,616,300	1,616,300	Year End Roll	12/11/2014
2014	101	FV	1,249,400	22800	6,050.	336,100	1,608,300	1,608,300	Year End Roll	12/16/2013
2013	101	FV	985,300	12900	6,050.	320,200	1,318,400	1,318,400		12/13/2012

PRINT

Date	Time
12/11/20	00:03:36

LAST REV

Date	Time
09/17/19	10:57:15

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9606

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HEAD MARCIA J &	73164-147	1	8/23/2019	Mult Lots	2,350,000	No	No		
KOTSATOS ANDREW	60655-208		12/5/2012	Mult Lots	1,950,000	No	No		
BENSHIMOL ERNES	14468-449		11/17/1981	Mult Lots	160,000	No	No		See Probate # 530190

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/4/2014	616	Wood Dec	11,500					
8/17/2005	740	Det. Gar	80,000	C		G7	GR FY07	24x30 new gar demo
5/2/2005	523	Addition	150,000	C		G7	GR FY07	
10/2/1996	490		30,000					8X15/12X16 ADDITIO
5/29/1996	255		60,000					1 STORY ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
11/18/2017	MEAS&NOTICE	KB	Kevin B
6/25/2014	External Ins	PC	PHIL C
2/19/2009	Measured	372	PATRIOT
4/27/2006	Permit Visit	BR	B Rossignol
11/1/1999	Meas/Inspect	264	PATRIOT
7/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	79612
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10029		Sq. Ft.	Site		0	90.	0.79	10			View	10					713,666						713,700	

Total AC/HA: 0.23023 | Total SF/SM: 10029 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 713,666 | Spl Credit | Total: 713,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	A - Very Good		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Excellent
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Excellent
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Excellent
A Kits:		Rating:	
Frpl:	2	Rating:	Excellent
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	EX - Excellent	1.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.86689734
Const Adj.:	1.09989011
Adj $ / SQ:	119.186
Other Features:	185968
Grade Factor:	1.77
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1667637
Depreciation:	26682
Depreciated Total:	1640955

COMMENTS

See plan #883 of 2012 adjusted land area.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	3	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2005
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

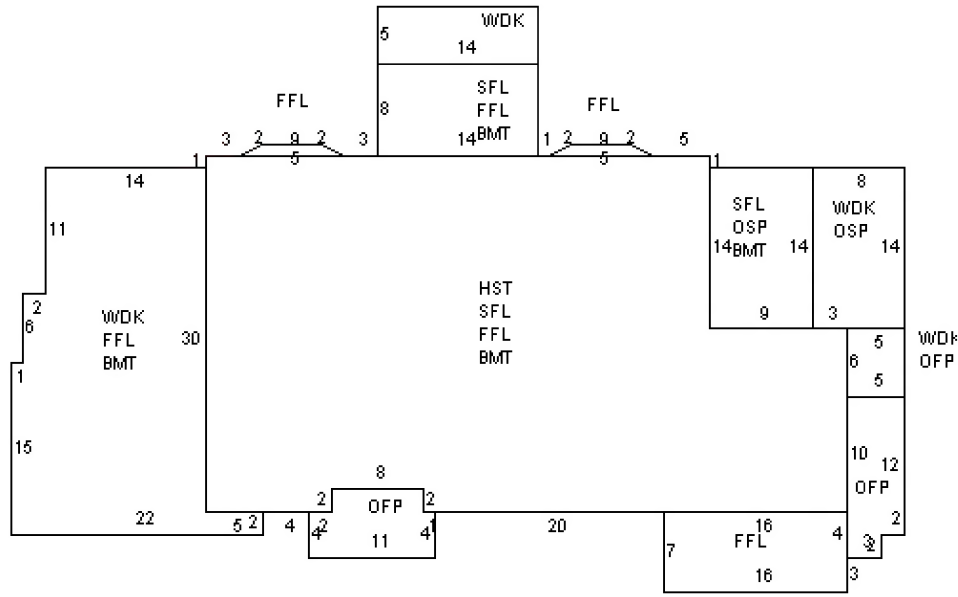
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	210.96
Special Features:	0	Val/Su Net:	198.79
Final Total:	1641000	Val/Su SzAd	338.98

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,293	70.620	161,927
FFL	First Floor	2,293	119.190	273,295
SFL	Second Floor	1,778	119.190	211,914
HST	Half Story	770	119.190	91,774
WDK	Deck	727	8.110	5,898
OSP	Screen Porch	238	28.350	6,747
OFP	Open Porch	156	29.780	4,646
	Net Sketched Area:	8,255	Total:	756,201
Size Ad	4841	Gross Are	9025	FinArea 6331

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	65	V	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

123.0-0002-0016.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	24X30	E	EX	2005	32.33	T	4.5	101			22,200			22,200

More:	N	Total Yard Items:	22,200	Total Special Featues:		Total:	22,200